

TOWNSHIP OF LUCAN BIDDULPH

**BY-LAW NO. 200-2026
BEING A BY-LAW TO AMEND THE LUCAN BIDDULPH
COMPREHENSIVE ZONING BY-LAW NO. 100-2003**

HOUSING ACCELERATOR FUND AMENDMENTS

WHEREAS the Council of the Corporation of the Township of Lucan Biddulph deems it advisable to amend Comprehensive Zoning By-law No. 100-2003;

AND WHEREAS this By-law is consistent with the Provincial Planning Statement and in conformity with the County of Middlesex Official Plan and the Township of Lucan Biddulph Official Plan;

NOW THEREFORE the Council of the Corporation of the Township of Lucan Biddulph enacts as follows:

1. THAT Section 2.30 is hereby amended by revising the existing definition of "Dwelling, Apartment" and replacing it with the following:

2.30 DWELLING, APARTMENT, shall mean dwelling units contained within an apartment building.

2. THAT Section 2.34 is hereby amended by revising the existing definition of "Dwelling, Multiple-Unit" and replacing it with the following:

2.34 DWELLING, MULTIPLE-UNIT, shall mean a dwelling unit within a building divided into two (2) or more dwelling units, where each unit has an independent entrance directly from the outside or through common vestibules, but excludes any other dwelling as may be defined herein. A single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling, or townhouse dwelling with any number of additional residential units is not considered a multiple unit dwelling.

3. THAT Section 2.35 is hereby amended by revising the existing definition of "Dwelling, Semi-detached" and replacing it with the following:

2.35 DWELLING, SEMI-DETACHED, shall mean two (2) dwelling units attached by a common wall, each of which has an independent entrance directly from the outside.

4. THAT Section 2.37 is hereby amended by revising the existing definition of "Dwelling, Townhouse" and replacing it with the following:

2.37 DWELLING, TOWNHOUSE, shall mean a dwelling that is divided vertically into three (3) or more dwelling units, each of which has a separate entrance at grade, and so located on a lot that the individual units are not required to have legal frontage on a public road.

5. THAT Section 2.71 is hereby amended by revising the existing definition of "Lot" and replacing it with the following:

2.71 LOT, shall mean a parcel or tract of land:

- a) which is the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to the Planning Act, not to be a registered plan of subdivision; or
- b) which is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land; or
- c) the description of which is the same as in a Deed or Transfer which has been given consent pursuant to the Planning Act; or

- d) is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to the Planning Act; or
- e) is a vacant land condominium unit on a registered vacant land condominium plan; and

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, His Majesty in Right of Ontario, or His Majesty in Right of Canada.

6. THAT Section 2.128 is hereby amended by revising the existing definition of "Road" and replacing it with the following:

2.128 ROAD, shall mean a common and public highway and includes a bridge forming part of a highway or on, over or across which a highway passes, but does not include an unopened road allowance.

7. THAT Section 2 is hereby amended to add the following new definitions:

2.2.1 ADDITIONAL RESIDENTIAL UNIT, means a self-contained dwelling unit that is subordinate in scale to the principal dwelling and located on the same lot as the principal dwelling.

2.2.2 AFFORDABLE HOUSING, shall mean:

- a) in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the municipality.

2.4.1 AMENITY AREA, shall mean a space located indoors or outdoors for the passive enjoyment and active recreational needs of the residents where private yards may not be provided. Amenity Area includes, but is not limited to, outdoor patios, open landscaped areas, communal indoor and/or outdoor fitness spaces, communal indoor social spaces, swimming pools, outdoor rooftop decks, and other areas that can reasonably be used by residents for active or passive recreation, but does not include lobbies, common laundry areas, storage areas, hallways, parking areas, landscape strips, and loading spaces.

2.9.1 BEDROOM, shall mean a habitable room located within a dwelling unit and used primarily for sleeping.

2.11.1 BUILDING, APARTMENT, shall mean multiple dwelling units contained within a building, which shall have a common entrance directly from the outside, and may contain one or more permitted uses other than residential on the first floor.

2.34.1 DWELLING, PRINCIPAL, shall mean a single detached dwelling, semi-detached dwelling or street townhouse dwelling that serves as the principal residential use on a lot in both scale and function.

2.36.1 DWELLING, STREET TOWNHOUSE, shall mean a minimum of three (3) dwelling units attached by a common wall and each of which shall have frontage on a public street and held in fee simple.

2.56.1 GROUPED HOUSING, shall mean two (2) or more separate dwellings located on the same lot and is not considered to be a street townhouse dwelling, townhouse dwelling, semi-detached dwelling, or

another dwelling with an additional residential unit for the purpose of this By-law.

8. THAT Section 4, being the General Regulations, is hereby amended to add the following Additional Residential Unit Regulations:

4.1.1 Additional Residential Unit Regulations

Lots With Full Municipal Services:

- a) An additional residential unit (ARU) shall be permitted on a lot with a principal dwelling in an area with full municipal water and sanitary services subject to the following regulations:
 - i. A maximum of two ARUs shall be permitted per lot;
 - ii. A maximum of one ARU is permitted within one accessory structure;
 - iii. Each additional residential unit shall have one additional parking space provided in addition to the minimum number of parking spaces for the principal dwelling on the lot, which may be configured as a tandem parking space.
 - iv. Notwithstanding any other provision of this By-law, maximum lot coverage for lots containing an Additional Residential Unit(s) within or attached to a principal dwelling, or within a detached accessory structure, shall not exceed 55% lot coverage for all buildings and structures on the lot.
 - v. Additional residential units within or attached to a principal dwelling shall not exceed 85% of the gross floor area of the resultant principal dwelling gross floor area.
 - vi. Notwithstanding any of these provisions of this By-law, an accessory building containing an ARU shall comply with the provisions below:
 - a. Minimum interior side yard: 1.2 m;
 - b. Minimum rear yard: 1.2 m;
 - c. Minimum exterior side yard: Same as underlying zone;
 - d. Minimum separation distance: 2.0 metres from another building or structure which contains a residential unit;
 - e. Maximum height: 7.0 m to the mid-point;
 - f. Shall not be located within a front or exterior side yard; and
 - g. Shall have a 1.5 m access from a pathway and/or driveway to a street that is unobstructed.
 - vii. The maximum number of bedrooms for all Additional Residential Units on a lot shall not exceed three (3).

Lots Without Full Municipal Services:

- b) Notwithstanding any of this provisions of this By-law, an additional residential unit shall be permitted on a lot with a principal dwelling that is not fully serviced with both municipal water and wastewater services subject to the following regulations:
 - i. A maximum of two ARUs shall be permitted per lot;
 - ii. A maximum of one ARU is permitted in one accessory structure;
 - iii. Each additional residential unit shall have one additional parking space provided in addition to the minimum number of parking spaces for the

principal dwelling on the lot, which may be configured as a tandem parking space.

iv. An accessory building containing the ARU shall comply with the provisions below:

- a. Maximum separation distance from principal dwelling: 30.0 m;
- b. Maximum height: 7.0 m to the mid-point;
- c. Shall not be located within a front or exterior side yard;
- d. Total lot coverage for all buildings and structures, including detached Additional Residential Units shall be in accordance with the underlying zone regulations;
- e. Shall have a 1.5 m access from a pathway and/or driveway to a street that is unobstructed;
- f. Shall use the same driveway/access as the principal dwelling unit;
- g. Shall comply with Minimum Distance Separation I setbacks;
- h. Where the principal dwelling has a ground floor area of 1,500 sq. ft. (139 m²) or less, the cumulative gross floor area of ARUs within accessory buildings shall not exceed 75% of the gross floor area of the principal dwelling.
- i. Where the principal dwelling has a ground floor area greater than 1,500 sq. ft. (139 m²), the gross floor area of an ARU within accessory buildings shall not exceed 75% of the gross floor area of the principal dwelling to a maximum of 1,300 sq. ft. (120 m²), whichever is lesser;
- j. Appropriate servicing and capacity must be available to the satisfaction of the Township.
- k. A well and septic evaluation from a qualified professional shall be required to demonstrate that the proposed on-site water supply and septic systems are adequate to service the additional residential unit, to the satisfaction of the Municipality. This may include a Nitrate Study in accordance with provincial guidelines, including Procedure D-5-4 or equivalent, at the discretion of the Municipality in areas with a high concentration of existing septic systems.

I. The conversion of a principal dwelling on a lot to an Additional Residential Unit as a means to construct a larger dwelling on the lot is permitted, subject to the following:

- a) The existing dwelling shall have a Ground Floor Area not exceeding 140m² (1,500 ft²) at the time of application for a permit under the Building Code Act.
- b) A new principal dwelling may be constructed on the same lot, provided that its Gross Floor Area does not exceed 200% of the Ground Floor Area of the existing dwelling to be converted to an Additional Residential Unit.
- c) The proposal shall demonstrate that the existing dwelling is capable of being converted to an Additional Residential Unit in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal Standards.

9. THAT Subsection 4.17(f), "Parking Regulations", be hereby amended by revising the location of required parking spaces and replacing it with the following:

f) Parking spaces shall be located on the same lot or within the same building as the use for which the said parking is required. Notwithstanding, parking for the R2 and R3 Zone may be located on a separate lot provided that said lot is within 150 m of the lot to which the parking is to apply, and that the owner of both lots enter into an agreement with the Township of Lucan Biddulph to be registered against the title of both lots, guaranteeing that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking in conformity with this By-law.

10. THAT Section 4.17, "Parking Regulations", is hereby amended with the addition of the following Affordable Housing parking regulation:

k) Where parking is provided to affordable housing, parking shall be required at a rate of 0.5 parking spaces per unit.

11. THAT Section 5.1.1, being the Permitted Uses of the General Agricultural (A1) Zone, is hereby amended by revising the existing regulation as follows:

5.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- agricultural use
- animal kennel
- bed and breakfast establishment
- converted dwelling
- forestry use
- home occupation
- portable asphalt plant
- single unit dwelling, maximum of 1 dwelling unit
- wayside pit or quarry

12. THAT Section 6.1.1., being the Permitted Uses of the Special Agricultural (A2) Zone, is hereby amended by revising the existing regulation as follows:

6.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- agricultural use
- animal kennel
- bed and breakfast establishment
- converted dwelling
- forestry use
- home occupation
- single unit dwelling, maximum of 1 dwelling unit
- wayside pit or quarry

13. THAT Section 11.1.1, being the Permitted Uses of the Hamlet Residential (HR) Zone, is hereby amended by revising the existing regulation as follows:

11.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- home occupation
- single unit dwelling, maximum of 1 dwelling unit

14. THAT Section 12.1.1, being the Permitted Uses of the Rural Residential (RR) Zone, is hereby amended by revising the existing regulation as follows:

12.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- bed and breakfast establishment

- home occupation
- single unit dwelling, maximum of 1 dwelling unit

15. THAT Section 12A.1.1, being the Permitted Uses of the Surplus Dwelling (SD) Zone, is hereby amended by revising the existing regulation as follows:

12A.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- animal kennel
- bed and breakfast establishment
- home occupation
- single unit dwelling, maximum of 1 dwelling unit

16. THAT Section 7.1.1, being the Permitted Uses of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.1 Permitted Uses

- duplex dwelling, maximum of 2 dwelling units
- single unit dwelling, maximum of 1 dwelling unit
- semi-detached dwelling, maximum of 2 dwelling units
- street townhouse dwelling, maximum of 4 dwelling units
- townhouse dwelling, maximum of 4 dwelling units
- multiple-unit dwelling, maximum of 4 dwelling units
- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- home occupation

17. THAT Section 7.1.2, being the Minimum Lot Area of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.2 Minimum Lot Area

- a) single unit dwelling and duplex dwelling: 400 m²
- b) semi-detached dwelling: 200 m² per dwelling unit
- c) street townhouse dwelling and townhouse dwelling: 180 m² per dwelling unit
- d) multiple-unit dwelling: 150 m² per dwelling unit

18. THAT Section 7.1.3, being the Minimum Lot Frontage of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.3 Minimum Lot Frontage

- a) single unit dwelling and duplex dwelling: 12.0 m
- b) semi-detached dwelling: 7.0 m per dwelling unit
- c) street townhouse dwelling townhouse dwelling: 6.0 m per dwelling unit for interior units, and 7.5 m per dwelling for end units
- d) multiple-unit dwelling: 15 m

19. THAT Section 7.1.5, being the minimum Front Yard Depth of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.5 Front Yard Depth

- 5.0 metres to the habitable portion of the dwelling
- 6.0 metres to an attached garage

20. THAT Section 7.1.6, being the minimum Side Yard Depth of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.6 Side Yard Width

- a) single detached, semi-detached, townhouse, street townhouse
 - i. 1.2m interior (4 ft)
 - ii. 5.0m (16ft) exterior, or 6.0m (19.7ft) where vehicle access is provided
- b) multiple unit dwellings
 - i. 1.2m (4 ft) interior side yard, plus 0.5m per each meter of building height over 9.0m (29.5ft)
 - ii. 5.0m (16 ft) exterior side yard, or 6.0m (19.7 ft) where vehicle access is provided.
- c) Notwithstanding Subsection 7.1.6a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling, street townhouse dwelling, townhouse dwelling, or multiple-unit dwelling.

21. THAT Section 7.1.7, being the minimum Rear Yard Depth of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.7 Rear Yard Depth

7.0 metres

No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

22. THAT Section 7.1.8, being the Maximum Height of the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.8 Maximum Height

10.5 metres

23. THAT Section 7.1.9, being the Minimum Floor Area of the Residential First Density (R1) Zone, is hereby deleted.

24. THAT Section 7.1.10, being the Maximum Number of Dwelling Per Lot in the Residential First Density (R1) Zone, be amended as follows:

7.1.10 Maximum Number of Dwellings Per Lot

No lot shall contain more than one principal dwelling type. The erection or use of more than one type of dwelling (e.g., duplex, single detached, semi-detached, street townhouse, townhouse, multiple dwelling) on the same lot is prohibited unless specifically permitted by this By-law.

Notwithstanding the foregoing, ARUs are permitted in accordance with the provisions of this By-law and shall not be considered a separate dwelling type for the purposes of this Section.

Notwithstanding any other provision of this By-law, the maximum number of all dwelling unit types, including additional residential units, shall not exceed four (4) dwelling units.

25. THAT Section 7.1.11, being the Minimum Number of Parking Spaces in the Residential First Density (R1) Zone, is hereby amended by revising the existing regulation as follows:

7.1.11 Minimum Number of Parking Spaces

- a) single unit dwelling and duplex dwelling: 2 per dwelling unit
- b) home occupation: 1

- c) semi-detached dwelling: 2 per dwelling unit
- d) street townhouse dwelling and townhouse dwelling: 2 per dwelling unit
- e) multiple-unit dwelling: 1.25 per dwelling unit
- f) additional residential unit: 1 per dwelling unit, may be tandem

26. THAT Section 7.2.1, being the Accessory Buildings and Structures Regulations of the Residential First Density (R1) Zone, is hereby amended with the addition of the following regulation:

- f) Notwithstanding Section 7.2.1, additional residential units are subject to the regulations of Section 4.26 of this By-law.

27. THAT Section 8.1.1, being the Permitted Uses of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.1 Permitted Uses

- single unit dwelling, maximum of 1 unit
- semi-detached dwelling, maximum of 2 units
- converted dwelling, maximum of 2 units
- duplex dwelling, maximum of 2 units
- street townhouse dwelling, maximum of 8 units
- townhouse dwelling, maximum of 8 units
- multiple-unit dwelling, maximum of 8 units
- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- home occupation

28. THAT Section 8.1.2, being the Minimum Lot Area of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.2 Minimum Lot Area

- a) single unit dwelling and duplex dwelling: 350 m²
- b) semi-detached dwelling: 200 m² per dwelling unit
- c) street townhouse dwelling and townhouse dwelling: 165 m² per dwelling unit
- d) multiple-unit dwelling: 100 m² per dwelling unit

29. THAT Section 8.1.3, being the Minimum Lot Frontage of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.3 Minimum Lot Frontage

- a) single unit dwelling: 11.0 m
- b) semi-detached dwelling: 7.0 m per dwelling unit
- c) street townhouse dwelling and townhouse dwelling: 5.5 m per interior dwelling unit, 7.0 metres for an end unit
- d) multiple-unit dwelling: 20 m

30. THAT Section 8.1.4, being the Maximum Lot Coverage of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.4 Minimum Lot Coverage 45%

31. THAT Section 8.1.5, being the minimum Front Yard Depth of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.5 Front Yard Depth

5.0 metres to the habitable portion of the dwelling
6.0 metres where vehicle access is provided

32. THAT Section 8.1.6, being the minimum Side Yard Width of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

- a. single detached, semi-detached, townhouse, street townhouse
 1. 1.2m interior (4 ft)
 2. 5.0m (16ft) exterior, or 6.0m (19.7ft) where vehicle access is provided
- b. multiple unit dwellings
 - a. 1.2m (4 ft) interior side yard, plus 0.5m per each meter of building height over 9.0m (29.5ft)
 - b. 5.0m (16 ft) exterior side yard, or 6.0m (19.7 ft) where vehicle access is provided.
 - c. notwithstanding Subsection 8.1.6 a) and b) to the contrary, no side yard width shall be required between the common wall dividing individual dwelling units of a semi-detached dwelling, street townhouse dwelling, townhouse dwelling, or multiple-unit dwelling.

33. THAT Section 8.1.7, being the minimum Rear Yard Depth of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.7 Rear Yard Depth

- a) single unit dwelling and duplex dwelling: 7.0 m
- b) semi-detached dwelling: 7.0 m
- c) street townhouse dwelling and townhouse dwelling: 7.0 m
- d) multiple-unit dwelling: 8.0 m

No rear yard depth shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

34. THAT Section 8.1.8, being the Maximum Height of the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.8 Maximum Height

- a) single unit dwelling and duplex dwelling: 10.5 m
- b) semi-detached dwelling: 10.5 m
- c) street townhouse dwelling and townhouse dwelling: 12.0 m
- d) multiple-unit dwelling: 14.0 m

35. THAT Section 8.1.9, being the Maximum Number of Dwelling Per Lot in the Residential Second Density (R2) Zone, is hereby amended by revising the existing regulation as follows:

8.1.9 Maximum Number of Dwellings Per Lot

No lot shall contain more than one principal dwelling type. The erection or use of more than one type of dwelling (e.g., single detached, duplex, semi-detached, street townhouse, townhouse, multiple dwelling) on the same lot is prohibited unless specifically permitted by this By-law. Notwithstanding the foregoing, ARUs are permitted in accordance with the provisions of this By-law and shall not be considered a separate dwelling type for the purposes of this Section.

Notwithstanding any other provision of this By-law, the maximum number of all dwelling units types, including additional residential units, shall not exceed eight.

(8) dwelling units.

36. THAT Section 8.1.10, being the Minimum Number of Parking Spaces in the Residential Second Density (R2) Zone, is hereby amended with the addition of the following parking space regulations:

- a) single unit dwelling and duplex dwelling: 2 per dwelling unit
- b) home occupation: 1
- c) semi-detached dwelling: 2 per dwelling unit
- d) street townhouse dwelling and townhouse dwelling: 2 per dwelling unit
- e) multiple-unit dwelling: 1.25 per dwelling unit
- f) additional residential unit: 1 per dwelling unit, may be tandem
- g) In addition to the above uses, street townhouse and townhouse dwellings, and multi-unit dwellings shall require a minimum of 1 visitor parking space per 8 units.

37. THAT Section 8.1.11, be added as follows to provide an additional Special Use Regulation pertaining to Minimum Amenity Area regulations for the Residential Second Density (R2) Zone:

8.1.11 Minimum Amenity Area

Every lot containing more than 4 dwelling units shall have amenity areas. The minimum size of the amenity area shall be 10m² per dwelling unit. Amenity area can be provided as indoor amenity space, outdoor amenity space, or a combination of both, and includes both private amenity space (such as balconies) and common amenity space.

38. THAT Section 8.2.1, being the Accessory Buildings and Structures Regulations of the Residential Second Density (R2) Zone, is hereby amended with the addition of the following regulation:

- f) additional residential units are subject to the regulations of Section 4.26 of this By-law.

39. THAT Section 9.1.1, being the Permitted Uses of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

- grouped housing
- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- street townhouse dwelling

40. THAT Section 9.1.2, being the Minimum Lot Area of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.2 Minimum Lot Area

- a) apartment dwelling: 90 m² / unit
- b) multiple-unit dwelling: 90 m² / unit
- c) senior citizen home: 1,500 m²
- d) street townhouse dwelling and townhouse dwelling: 145 m² / unit
- e) grouped housing: N/A

41. THAT Section 9.1.3, being the Minimum Lot Frontage of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.3 Minimum Lot Frontage

- a) apartment dwelling: 25 m
- b) multiple-unit dwelling: 25 m
- c) senior citizen home: 30 m
- d) street townhouse dwelling and townhouse dwelling: 5.5 m per interior unit, 7.0 m for end units

- e) grouped housing: 25 m

42. THAT Section 9.1.4, being the Maximum Lot Coverage of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.4 <u>Maximum Lot Coverage</u>	45%
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43. THAT Section 9.1.5, being the Minimum Front Yard Depth of the Residential Second Third (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.5 Front Yard Depth

- a) apartment dwelling: 6.0 m
- b) multiple-unit dwelling: 6.0 m
- c) senior citizen home: 8.0 m
- d) street townhouse dwelling and townhouse dwelling: 4.5 m to the habitable portion of the dwelling, 6.0 m to an attached garage
- e) grouped housing: 7.0 m

44. THAT Section 9.1.6, being the minimum Side Yard Width of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.6 Side Yard Depth

- a) apartment dwelling: 3.0 m interior side yard, 4.5 m exterior side yard
- b) multiple-unit dwelling: 3.0 m interior side yard, 4.5 m exterior side yard
- c) senior citizen home: 3.0 m interior side yard, 4.5 m exterior side yard
- d) street townhouse dwelling and townhouse dwelling: 2.0 m interior side yard, 4.5 m exterior side yard
- e) grouped housing: 3.0 m interior side yard, 4.5 m exterior side yard

No side yard width shall be required between the common wall dividing individual dwelling units of a townhouse dwelling or multiple-unit dwelling.

45. THAT Section 9.1.7, being the Minimum Rear Yard Depth of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.7 Minimum Rear Yard Depth

- a) apartment dwelling: 9.0 m
- b) multiple-unit dwelling: 8.0 m
- c) senior citizen home: 9.0 m
- d) street townhouse dwelling and townhouse dwelling: 7.0 m
- e) grouped housing: 9.0 m

No rear yard depth shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

46. THAT Section 9.1.8, being the Maximum Height of the Residential Third Density (R3) Zone, is hereby amended by revising the existing regulation as follows:

9.1.8 Maximum Height

- a) apartment dwelling: 15.0 m
- b) multiple-unit dwelling: 15.0 m
- c) senior citizen home: 15.0 m
- d) street townhouse dwelling and townhouse dwelling: 12.0 m
- e) grouped housing: 15.0 m

47. THAT Section 9.1.9, being the Minimum Number of Parking Spaces in the Residential Third Density (R3) Zone, is hereby amended by revising the

existing regulation as follows:

9.1.9 A. Minimum Number of Parking Spaces

- a) apartment dwelling: 1.25 per dwelling unit plus 1 visitor parking space per 10 units
- b) multiple-unit dwelling: 1.25 per dwelling unit
- c) senior citizen home: 1 per 2.5 beds
- d) street townhouse and townhouse dwelling: 2 per dwelling unit
- e) grouped housing: 1.25 per dwelling unit
- f) additional residential unit: 1 per dwelling unit, may be tandem

B. Minimum Number of Visitor Parking

- a) In addition to their minimum parking requirements, the uses apartment dwelling, multi-unit dwelling, street townhouse and townhouse dwelling, and grouped housing, shall require 1 visitor parking space per 10 units:

48. THAT Section 9.1.10, being the Minimum Outdoor Amenity Area of the Residential Third Density (R3) Zone, is hereby deleted.

49. THAT Section 9.2.1, being the Accessory Buildings and Structures regulations of the Residential Third Density (R3) Zone, is hereby amended with the addition of the following regulation:

- f) additional residential units are subject to the regulations of Section 4.26 of this By-law.

50. THAT Section 9.2.2, be added as follows to provide an additional Special Use Regulation pertaining to Minimum Amenity Area regulations for the Residential Third Density (R3) Zone:

9.2.2 Minimum Amenity Area

Every lot containing more than four (4) dwelling units shall have amenity area(s). The minimum size of the amenity area shall be 10 m² per dwelling unit. Amenity area can be provided as indoor amenity space, outdoor amenity space, or a combination of both, and includes both private amenity space (such as balconies) and common amenity space.

51. THAT Section 10.1.1, being the Permitted Uses of the Mixed Use Residential (MUR) Zone, is hereby amended by revising the existing regulation as follows:

10.1.1 Permitted Uses

- additional residential unit to a permitted principal dwelling, maximum of 2 dwelling units
- bed and breakfast establishment
- converted dwelling
- crisis care home
- day nursery
- dwelling unit
- funeral home
- general office
- group home
- home occupation
- institutional use
- nursing home or rest home
- personal care establishment
- personal service establishment
- professional office
- single unit dwelling, maximum of 1 dwelling unit

52. THAT Section 10.1.9, being the Minimum Number of Parking Spaces in the Mixed Use Residential (MUR) Zone, is hereby amended by revising the existing regulation as follows:

c) dwelling unit: 1 per dwelling unit plus 1 visitor parking space per 10 units.

53. THAT Section 14.1.7, being the Minimum Parking Requirements in the Central Commercial (C1) Zone, is hereby amended by revising the existing regulation as follows:

e) dwelling unit: 1 per dwelling unit plus 1 visitor parking space per 10 units.

54. THIS By-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

READ A FIRST TIME AND PASSED, READ A SECOND TIME AND PASSED AND READ A THIRD TIME AND PASSED THIS 17th DAY OF FEBRUARY, 2026.

Cathy Burghardt-Jesson

Ron Reymer

CATHY BURGHARDT-JESSON, MAYOR

RON REYMER, CLERK